



**CITY OF ROCKLIN**  
**MINUTES OF**  
**REGULAR MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL,**  
**ROCKLIN REDEVELOPMENT AGENCY**  
**AND**  
**ROCKLIN PUBLIC FINANCING AUTHORITY**

**SEPTEMBER 27, 2005**

**TIME: 7:30 P.M.**  
**[www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us)**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

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1. The Regular Meetings of the Rocklin City Council, Rocklin Redevelopment Agency and Rocklin Public Financing Authority convened at 7:33 p.m. Mayor/Chairman Hill presiding.
2. Cub Scout Troop 555 presented the colors and led the Pledge of Allegiance.
3. Roll Call:

Councilmembers:	Ken Yorde, Brett Storey, Kathy Lund, Peter Hill George Magnuson was excused.
Agency Members:	Mr. Yorde, Mr. Storey, Mrs. Lund, Chairman Hill Mr. Magnuson was excused.
Authority Members:	Mr. Yorde, Mrs. Storey, Mrs. Lund, Chairman Hill Mr. Magnuson was excused.
City Personnel:	Carlos A. Urrutia, City Manager Terry Richardson, Comm. Development Director Steve Madler, IS Manager Kent Foster, Public Works Director Bret Finning, Associate Planner Larry Wing, Engineering Services Manager Rob Braulik, Assistant City Manager Mark Riemer, Comm. Serv. & Facilities Director Jee Choy, Senior Engineer Phil Wright, Human Resources Manager Pete Guisasola, Chief Building Inspector Michael Rock, Public Works Operations Manager Bill Mikesell, Fire Chief Cpt. Dan Ruden, RPD Lt. Stuart Davis, RPD Lt. Steve Newman, RPD Lt. Dave Johnstone, RPD Several Police Officers Sandra Davies, City Clerk

Agency & Authority Personnel: Carlos Urrutia, Executive Director  
Sandra Davies, Secretary

Commissioners: Gordon Havens, Redevelopment Advisory

#### OATH OF OFFICE

4. Cpt. Dan Ruden introduced Jeff Walloch who comes to us from the City of Orange Police Department with 17 years experience in law enforcement. He graduated from Golden West Police Academy and holds an Intermediate POST Certificate. Cpt. Ruden then introduced John O'Donnell who graduated in June 2005 from the Sacramento Regional Public Safety Academy. He served 10 years in the United States Marine Corp as an MP and for the TSA as a supervisor.

City Clerk Sandra Davies administered the Oath of Office.

Jeff's wife Elisa, pinned on his badge and John's wife Stephanie, pinned on his badge. Mayor Hill presented both officers with our City and Team Rocklin lapel pins.

#### AGENDA REVIEW:

5. Items #6 and #7 to be continued.  
Item #13 to be pulled off the Consent Calendar.

Mike Murphy, 5503 Butte View Court, requested that items #14 and #16 be pulled off the Consent Calendar.

#### CONSENT CALENDAR:

6. City Council, Redevelopment Agency, & Public Financing Authority Meeting Minutes of 9/13/05
7. City Council Special Workshop Minutes of 9/15/05

Council continued items #6 & #7 to October 11, 2005.

8. Second Reading & Publication: Ordinance No. 899 of the City Council of the City of Rocklin Approving an Amendment to the General Development Plan for the Rocklin Civic Center Plan: Ordinance No. 745 (Villages at Civic Center/ PDG-2004-05)
9. Second Reading & Publication: Ordinance No. 900 of the City Council of the City of Rocklin Amending Chapter 17.75 of the Rocklin Zoning Code Relating to Sign Regulations to Add Section 17.75.065 for the Whitney Ranch Wayfinding Kiosk Program (Sunset Ranchos Investors, LLC/Master Developer/ZOA-2005-1)

10. Resolution No. 2005-318 of the City Council of the City of Rocklin Accepting the Public Work Known as Parcel 70 (Sioux Street/Margaret Azevedo) Community Park Construction, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Westcon Construction Corporation)
11. Resolution No. 2005-319 of the City Council of the City of Rocklin Establishing Appropriate Units as Required by Section 20.4.1 of the City of Rocklin Personnel Rules and Superseding Resolution No. 2005-207
12. Resolution No. 2005-320 of the City Council of the City of Rocklin Amending Exhibit E of Resolution No. 2005-208 Relating to Public Service Employees Salary Schedule
15. Resolution No. 2005-321 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Addendum No. 1 of the Office Lease with Lana Linton, Animal Eye Clinic (5175 Pacific Street, Suite D)
17. Whitney Ranch Phase 1 Unit 23
  - A. Resolution No. 2005-322 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement (Whitney Ranch Phase 1 Unit 23/SD-2003-04)
  - B. Resolution No. 2005-323 of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement (Whitney Ranch Phase 1 Unit 23/SD-2003-04)
  - C. Resolution No. 2005-324 of the City Council of the City of Rocklin Approving the Final Map of Whitney Ranch Phase 1 Unit 23 (SD-2003-04) and Approving and Authorizing Execution of a Subdivision Improvement Agreement
18. Whitney Ranch Phase I Unit 27
  - A. Resolution No. 2005-325 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement (Whitney Ranch Phase 1 Unit 27/SD-2003-04)
  - B. Resolution No. 2005-326 of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement (Whitney Ranch Phase 1 Unit 27/SD-2003-04)
  - C. Resolution No. 2005-327 of the City Council of the City of Rocklin Approving the Final Map of Whitney Ranch Phase 1 Unit 27 (SD-2003-04) and Approving and Authorizing Execution of a Subdivision Improvement Agreement
19. Resolution No. 2005-328 of the City Council of the City of Rocklin Accepting the Public Work Known as Slurry Seal and Overlay Project: South Whitney Area, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Teichert Construction)
- This item was not printed on the agenda but was included in the packet.  
Resolution No. 2005-333 of the City Council of the City of Rocklin Approving a Notice of Exemption (Construction of Tubular Steel Fence Adjacent to Open

Space Areas Near Park Drive and Stanford Ranch Road and Park Drive and Quarry Way)

20. Resolution No. 2005-329 of the City Council of the City of Rocklin Approving Plans and Specifications, Fixing Liquidated Damages, Setting City Manager Change Order Authority, and Calling for Sealed Proposals for Construction of Tubular Steel Fence Adjacent to Open Space Near Park Drive and Stanford Ranch Road and Park Drive and Quarry Way

Motion to approve items #8 through #12, #15, and #16 through #20 by Councilmember Yorde, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Yorde, Storey, Lund, Hill
Noes:	None
Absent:	Magnuson
Abstain:	None

13. Resolution No. 2005-330 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (22<sup>nd</sup> Annexation) and to Authorize the Levy of Special Taxes Therein (Highlands Units 3 and 4)

Councilmember Lund stated that she would abstain on this item due to a possible Conflict of Interest.

Motion to approve by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Storey, Yorde, Hill
Noes:	None
Absent:	Magnuson
Abstain:	Lund

14. Resolution No. 2005-331 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (14<sup>th</sup> Annexation) and to Authorize the Levy of Special Taxes Therein (Rocklin Ridge Townhomes)

City Manager Carlos Urrutia presented a brief staff report for the benefit of Mike Murphy.

16. Resolution No. 2005-332 of the City Council of the City of Rocklin Adopting the 2005/2006 Disadvantaged Business Enterprise Program and Establishing the Annual Goal

Engineering Services Manager Larry Wing presented a brief staff report for the benefit of Mike Murphy.

Motion to approve both items #14 and #16 by Councilmember Lund, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Lund, Yorde, Storey, Hill
Noes:	None
Absent:	Magnuson
Abstain:	None

#### SPECIAL PRESENTATIONS:

21. SACOG – Metropolitan Transportation Plan for 2030

Mike McKeever from SACOG and Celia McAdams from PCTPA both said a few words about the upcoming interactive workshops relating to realistic regional transportation planning which will include six counties and will begin on January 15, 2006.

#### CITIZENS ADDRESSING THE COUNCIL:

22. Community Development Director Terry Richardson introduced two new employees, Housing Coordinator Leslie Woodman and Senior Engineer Jee Choy, and said a few words about each of them.

Community Services and Facilities Director Mark Riemer invited everyone to the following events:

- Dedication of Margaret Azevedo Park on October 15<sup>th</sup> at 9:30 a.m.
- Grand Opening of Fire Station No. 3 on October 15<sup>th</sup> at 12 noon.
- Dedication of Joe Hernandez Park on October 18<sup>th</sup> at 12 noon.

#### PUBLIC HEARINGS:

23. Continued from 9/13/05 – Labor Relations/AFSCME Local 146 Representing City of Rocklin Public Service Employees

Council continued this item to October 11, 2005.

24. Continued from 8/23/05 – Atlantis Residential Modification Appeal (DR-2002-32A) (Generally located northwest of Chalmette Court)

Mayor Hill opened the Public Hearing.

Community Development Director Terry Richardson presented the staff report mentioning the following issues:

- including pool vs. not including pool in first phase
- homeowners control of funds for pool construction/security in place
- pool included in projects as amenity
- building of pool by developer
- recreation facility on site
- second phase of project pending/pool construction during second phase
- passive – active recreation use
- city involvement relating to pool
- possibility of two recreation areas
- giving funds to city for city pool facility

Applicant Bruce Inman addressed the issues of having two recreation areas, pool construction, city programs, and developing both phases of the project.

Mike Murphy, 5503 Butte View Court, stated that he had a problem with redirecting funds to the city and that the cost of the homes would be dumped back on the homeowner.

Council discussed the alternatives including the following:

- upholding the Planning Commission recommendation
- granting the appeal
- no construction of pool now
- collecting money, building pool, or money revert to city for facilities
- setting aside funds for future pool construction
- requiring pool construction in second phase
- sending project back to Planning Commission
- recreation areas should be more than just lawn
- building pool now and no future recreation construction

There being no further public comments, Mayor Hill closed the Public Hearing.

Motion to deny the appeal by Councilmember Lund, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Lund, Yorde, Storey, Hill
Noes:	None
Absent:	Magnuson
Abstain:	None

After the vote, the applicant's attorney Bruce Inman informed the Council that the dwelling units are nearly complete and certificate of occupancy might not be allowed until the pool is constructed. This could be a problem.

Mayor Hill referred the matter to staff to work out how to allow for some units to be occupied until the pool is constructed.

Mayor Hill called for a brief recess at 8:40 p.m. and reconvened the meeting at 8:45 p.m.

25. Winding Lane Estates (SD-2003-01 & TRE-2003-21) (Generally located east of Winding Lane, northeasterly of the intersection of Winding Lane and Lost Avenue and is included in the Rocklin Civic Center Plan (RCCP) area.)

Associate Planner Bret Finning presented the staff report giving the general location and brief history of the project. He stated that staff had reservations relating to design review and mentioned the letter from Mr. Havens.

Council had questions relating to the following issues:

- second story units relating to 20 ft. grading
- tree #509 on lot 1
- deed restrictions on all lots/50% single story lots

Applicant Bob Edmondson explained his project goals and his vision of the project on paper. He addressed the following issues:

- 20 to 25 ft. height
- materials to be used
- examples of other projects
- solutions to issues on lots 2, 7, 16 & 17
- prefers no design review
- different set-backs include bushes, rocks, other landscape
- prefers conditions lifted on Lot 2

Bill Mitchell from Land Development Services made comments relating to development standards, set backs with special considerations, trench locations for PG&E, gas, and other utilities, and subdivision being custom rather than production homes.

Council had questions relating to the following issues:

- lots 16 & 17
- tentative subdivision map document C1 condition E/language to be in resolution

- lots 2, 7, 16, & 17 second story windows/no windows on lot 2

Mayor Hill opened the Public Hearing and stated that each person would be allowed to speak for 3 minutes each.

- Roy Ruhkala, 3995 Winding Lane, suggested sticking to the Civic Center Plan, construction of only single story homes on Winding Lane and Lost Avenue, no second story homes looking into next door yards, and recommended following the intent of the Planning Commission.
- Jeanette Olkjer, 5454 So. Grove Street, stated that lots 16 & 17 are 20 feet from her fence and consideration should be given to current residents with infill construction.
- Margaret Schimmelman, 3980 Winding Lane, spoke to the issues of two story homes and design review.
- Tina Woods, 4060 Winding Lane, spoke to the issues relating to lot 2 and suggested sticking to the Civic Center Plan.
- Diane Bell, 4045 Winding Lane, spoke to the issues relating to sticking to the Civic Center Plan, half the homes being two story, deed restrictions on 12 lots relating to single story homes, and who would be building these homes and when relating to sale of properties.
- Paul Ruhkala, 4035 Winding Lane, recommended following Planning Commission recommendations, five year single story deed restrictions, and two story homes on interior lots.
- Gordon Havens, 4035 Kannasto Street, recommended staying to goal of existing neighborhood, and spoke to the issues of 50% of two story homes not compatible with existing neighborhood, problems with Killingsworth project, letter relating to quarry issues, and preserving the intent of the Civic Center Plan.
- Pearl Willard, 4055 Kannasto Street, spoke to the issue of 6,000 sq. ft. lots in quarry area.
- Sylvia Havens, 4035 Kannasto Street, spoke to the issues of quarry ownership and maintenance, and specific restrictions for quarry area.
- John Houston, 5400 So. Grove Street, stated that he appreciates the architecture of this project and addressed the issues of quarry safety and maintenance, and keeping trees at back of lots.

There being no further public comments, Mayor Hill closed the Public Hearing.

Mayor Hill called for a brief recess at 9:35 p.m. and reconvened the meeting at 9:42 p.m.

Council discussed the following issues:

- Civic Center Master Plan/no restrictions of two story homes or height of 20 ft.



- 5 year deed restrictions/after build-out of subdivision vs. after first house is built
- 5 years after recording date or recording date of map
- deed restrictions relating to ridge on top of Midas
- intent of 5 year deed restrictions/old lots could be 1 or 2 story and new homes could be 1 or 2 story
- street blockage on Winding Lane and Ruhkala Road/barrier now moved to top of hill
- slab on grade/single story homes/height of house/measure from finish
- height of houses/20 ft. vs. 30 ft./single story 25 ft./small lot 2
- Planning Commission recommendation of several lots be only single story
- small lot 2 issues
- lot 16
- lot 7 out-croppings and single story
- frontage on Winding Lane/single story same as across the street
- special considerations for custom design on lots 16 & 17
- 2 story homes and 30 ft. height in Civic Center Plan
- single story homes on frontage of Winding Lane
- lots 2 & 7 two story with set-back variance
- lots 16 & 17 single story with varied setbacks
- single story fronts and two story backs
- timing of 5 years and concept of 5 years
- limiting single story for 5 years/when does 5 years start/current homeowners could get 2 story building permit
- 5 years to begin at build-out
- building permits for each respective lot
- varied setbacks
- specific plan use permits

Mayor Hill re-opened the Public Hearing for specific questions directed to Bill Mitchell relating to special consideration for setbacks on lots with multi-trees and rocks, and front and back 5 foot setbacks.

Councilmember Lund asked Mr. Edmondson if he would volunteer to do single story lots on Winding Lane. Mr. Edmondson responded, "yes".

There being no further specific questions, Mayor Hill again closed the Public Hearing.

Council continued their discussion on the following issues:

- Tree #509 will die take it out
- Planning Commission Design Review requirement unfair condition for custom homes delete
- Lots 1, 11, 12, 13, 14, 16, 17, 23, 24, & 25 restricted to single story

- 5 year limitation on single story restriction/expiration of restriction to countdown from issuance of first building permit on each respective lot per Planning Commission recommendation
- Single story restricted lots to be allowed 25 ft. maximum building height/not required to have slab on grade foundations
- Lots 2 & 7 ok for two story but restricted/exposure limitations/back of house shall not have second story windows, balconies, etc.
- Drainage system design is adequate, therefore no need for quarry aeration system
- Lot 15 includes quarry/owner of lot will be responsible for maintenance /liability, fencing, safety, maintenance of quarry
- Clarified concrete path around quarry for emergency access only
- Recognized and ok that Lots 16 & 17 may require rock outcroppings/tree removal to allow single story homes to fit
- Barrier on Winding Lane ok as required by Planning Commission
- Any setback deviations requested to preserve trees/rock outcroppings to be determined in a public hearing on a case by case basis for each lot

- A. Resolution No. 2005-334 of the City Council of the City of Rocklin  
Approving a Mitigated Negative Declaration of Environmental Impacts  
and a Mitigation Monitoring Program Winding Lane Estates  
(SD-2003-01)

Motion to approve by Councilmember Yorde, seconded by  
Councilmember Storey. Passed by the following roll call vote:

Ayes: Yorde, Storey, Lund, Hill  
Noes: None  
Absent: Magnuson  
Abstain: None

- B. Resolution No. 2005-335 of the City Council of the City of Rocklin  
Approving a Tentative Subdivision Map and Oak Tree Preservation Permit  
(Winding Lane Estates/SD-2003-01 & TRE-2001-21)

Motion to approve as amended by Councilmember Lund, seconded by  
Councilmember Storey. Passed by the following roll call vote:

Ayes: Lund, Storey, Yorde, Hill  
Noes: None  
Absent: Magnuson  
Abstain: None

REPORTS FROM CITY OFFICIALS:

26. No reports.

ANNOUNCEMENTS/BRIEF REPORTS:

27. No reports.

FUTURE AGENDA ITEMS:

28. None

PUBLIC FINANCING AUTHORITY:

29. Report from Executive Director – No report.

REDEVELOPMENT AGENCY ACTION:

30. Report from Executive Director – No report.

Mayor Hill adjourned the regular meeting to Closed Session at 10:33 p.m.

CLOSED SESSION:

31. Under Government Code Section 54957.6(f)  
Conference with Labor Negotiator  
Agency Negotiator Carlos Urrutia  
Employee Organization AFSCME

Mayor Hill reconvened the Regular Meeting at 10:45 p.m. and stated that no reportable action had been taken during the Closed Session.

ADJOURNMENT:

32. Public Financing Authority Meeting adjourned at 10:45 p.m. by Chairman Hill.  
33. Redevelopment Agency Meeting adjourned at 10:45 p.m. by Chairman Hill.  
34. City Council Meeting adjourned at 10:45 p.m. by Mayor Hill.

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City Clerk

APPROVED:

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Peter Hill, Mayor